

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Michael Jay Berger (SBN 100291) Law Offices of Michael Jay Berger 9454 Wilshire Blvd., 6th Fl. Beverly Hills, CA 90212 Tel.: (310) 271-6223 Fax: (310) 271-9805 michael.berger@bankruptcypower.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: LCI Group Limited, LLC	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  LCI Group Limited, LLC        Debtor(s).	CASE NO.: 2:19-bk-24805-ER CHAPTER: 11        <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 07/08/2020	<b>Time:</b> 10:00 am
<b>Location:</b> Courtroom 1568, U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 06/26/2020

**Description of property to be sold:**

15 Upper Blackwater Canyon Road, Rolling Hills Estates, California 90274  
APN 7569-011-006

**Terms and conditions of sale:**

Subject to court approval.  
Property sold as-is.

**Proposed sale price:** \$ 5,875,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** Overbid must be all cash and at least \$5,925,000 (\$50,000 more than offer) with no contingencies to closing. Any party to overbid must contact Debtor's counsel at least 24 hours prior to the hearing and provide reasonable evidence of financial resources and must provide before the time of the hearing a cashier's check of *at least \$250,000. Overbid increments will be \$25,000 after the initial Bid.*  
**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: July 8, 2020 at 10:00 a.m. in Courtroom 1568 of the United States Bankruptcy Court located at 255 E. Temple Street, Los Angeles, CA 90012.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Michael Jay Berger (SBN 100291)  
Law Offices of Michael Jay Berger  
9454 Wilshire Blvd., 6th Floor  
Beverly Hills, CA 90212  
Tel.: (310) 271-6223  
Fax: (310) 271-9805  
michael.berger@bankruptcypower.com

Date: 06/19/2020

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
9454 Wilshire Blvd., 6th Fl., Beverly Hills, CA 90212

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 06/19/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (date) 06/19/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served)**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 06/19/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Ernest M. Robles  
United States Bankruptcy Court  
255 E. Temple Street, Suite 1560 / Courtroom 1568  
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/19/2020  
Date

Peter Garza  
Printed Name

/s/Peter Garza  
Signature

**1.TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

Debtor's Counsel, Michael Jay Berger michael.berger@bankruptcypower.com,  
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com  
IC&H Trust Deed Services: Coby Halavais coby@halavaislaw.com  
U. S. Trustee's Office, United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
U.S. Trustee's Office: Hatty K Yip hatty.yip@usdoj.gov,  
dare.law@usdoj.gov;kelly.l.morrison@usdoj.gov;kenneth.g.lau@usdoj.gov  
**Counsel for So-Cal Capital: Leib M Lerner leib.lerner@alston.com, autodockettest-lax@alston.com**

**2. SERVED BY UNITED STATES MAIL:**

**Lawrence and Joumana Underwood**

15 Upper Blackwater Cyn Rd.  
Palos Verdes Peninsula, CA 90274

**Los Angeles County**

Treasurer and Tax Collector  
PO Box 54110  
Los Angeles, CA 90054 (Address from POC)

**Rolling Hills Community Association**

of Rancho Palos Verdes  
1 Portuguese Bend Road  
Palos Verdes Peninsula, CA 90274

**So-Cal Capital, LLC**

20280 SW Acacia St STE 115  
Newport Beach, CA 92660-0786

**IRS**

PO Box 7346  
Philadelphia, PA 19101-7346 (Address from POC)

**Westview Escrow**

Attn: Roanna Silliga, Escrow Officer  
28901 S. Western Ave., Ste. 217  
Rancho Palos Verdes, CA 90275

**Coldwell Banker**

Attn: Arlene Dutchik, Buyers' Agent  
27111 Camino De Estrella  
Capistrano Beach, CA 92624

**Palm Realty Boutique**

Attn: Keith Kelley, Seller's Agent  
2325 Palos Verdes Dr. W. #204  
Palos Verdes Peninsula, CA 90274

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9454 Wilshire Blvd., 6<sup>th</sup> Fl., Beverly Hills, CA 90212

A true and correct copy of the foregoing document entitled (*specify*): **DEBTOR'S APPLICATION FOR ORDER AUTHORIZING DEBTOR TO EMPLOY PALM REALTY BOUTIQUE AND KEITH KELLEY AS DEBTOR'S REAL ESTATE BROKER/AGENT; STATEMENT OF DISINTERESTEDNESS AND DECLARATIONS OF LARRY UNDERWOOD AND KEITH KELLEY IN SUPPORT THEREOF [11 U.S.C. § 327]** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 6/19/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:  
Debtor's Counsel, Michael Jay Berger michael.berger@bankruptcypower.com,  
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com  
IC&H Trust Deed Services: Coby Halavais coby@halavaislaw.com  
U. S. Trustee's Office, United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
U.S. Trustee's Office: Hatty K Yip hatty.yip@usdoj.gov,  
dare.law@usdoj.gov;kelly.l.morrison@usdoj.gov;kenneth.g.lau@usdoj.gov  
**Counsel for So-Cal Capital: Leib M Lerner leib.lerner@alston.com, autodockettest-lax@alston.com**

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Honorable Ernest M. Robles  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1560 / Courtroom 1568  
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

6/19/2020  
Date

Peter Garza  
Printed Name

/s/Peter Garza  
Signature

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**So-Cal Capital, LLC**

20280 SW Acacia St STE 115  
Newport Beach, CA 92660-0786

**IRS**

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Attn: Roanna Silliga, Escrow Officer  
28901 S. Western Ave., Ste. 217  
Rancho Palos Verdes, CA 90275

**Coldwell Banker**

Attn: Arlene Dutchik, Buyers' Agent  
27111 Camino De Estrella  
Capistrano Beach, CA 92624

**Palm Realty Boutique**

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